



General Assembly

February Session, 2012

***Raised Bill No. 5315***

LCO No. 1331

\*01331\_\_\_\_\_PD\_\*

Referred to Committee on Planning and Development

Introduced by:  
(PD)

***AN ACT AUTHORIZING PLANNING COMMISSIONS TO NOTIFY  
REGIONAL PLANNING AGENCIES OF SUBDIVISION APPLICATIONS  
BY ELECTRONIC MAIL.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-26b of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2012*):

3 Whenever a subdivision of land is planned, the area of which will  
4 abut or include land in two or more municipalities one or both of  
5 which are within a region or regions having a regional planning  
6 agency or agencies, the planning commission, where one exists, of each  
7 such municipality shall, before approving the plan, give written notice  
8 of such subdivision plan to [the] each regional planning agency [or  
9 agencies of] for the region or regions in which it [or] and the other  
10 municipality [is] are located. Such notice shall be made by certified  
11 mail, return receipt requested, or by electronic mail to the electronic  
12 mail address designated by the regional planning agency on the  
13 agency's Internet web site for receipt of such notice, not later than  
14 thirty days before the public hearing to be held in relation thereto. If  
15 such notice is sent by electronic mail and the planning commission

16 does not receive an electronic mail message from a regional planning  
17 agency confirming receipt of such notice, then not later than twenty-  
18 five days before the public hearing, the planning commission shall also  
19 send such notice by certified mail, return receipt requested, to such  
20 planning agency. A regional planning agency receiving such notice  
21 shall, at or before the hearing report to each such planning commission  
22 and to the proponent of such subdivision on its findings on the  
23 intermunicipal aspects of the proposed subdivision, including street  
24 layout, storm drainage, sewer and water service and such other  
25 matters as it considers appropriate. If such report of a regional  
26 planning agency is not submitted, at or before the hearing, it shall be  
27 presumed that such agency does not disapprove of the proposed  
28 subdivision. A regional planning agency may designate its executive  
29 committee to act for it under this section or it may establish a  
30 subcommittee for the purpose. The report of such regional planning  
31 agency shall be purely advisory.

32 Sec. 2. Section 8-3b of the 2012 supplement to the general statutes is  
33 repealed and the following is substituted in lieu thereof (*Effective*  
34 *October 1, 2012*):

35 When the zoning commission of any municipality proposes to  
36 establish or change a zone or any regulation affecting the use of a zone  
37 any portion of which is within five hundred feet of the boundary of  
38 another municipality located within the area of operation of a regional  
39 planning agency, the zoning commission shall give written notice of its  
40 proposal to each regional planning agency [of] for the region or  
41 regions in which it and the other municipality are located. Such notice  
42 shall be made by certified mail, return receipt requested, or by  
43 electronic mail to the electronic mail address designated by the  
44 regional planning agency on the agency's Internet web site for receipt  
45 of such notice, not later than thirty days before the public hearing to be  
46 held in relation thereto. If such notice is sent by electronic mail and the  
47 zoning commission does not receive an electronic mail message from a  
48 regional planning agency confirming receipt of such notice, then not

49 later than twenty-five days before the public hearing, the zoning  
50 commission shall also send such notice by certified mail, return receipt  
51 requested, to such planning agency. The regional planning agency  
52 shall study such proposal and shall report its findings and  
53 recommendations thereon to the zoning commission at or before the  
54 hearing, and such report shall be made a part of the record of such  
55 hearing. The report of any regional planning agency of any region that  
56 is contiguous to Long Island Sound shall include findings and  
57 recommendations on the environmental impact of the proposal on the  
58 ecosystem and habitat of Long Island Sound. If such report of the  
59 regional planning agency is not submitted at or before the hearing, it  
60 shall be presumed that such agency does not disapprove of the  
61 proposal. A regional planning agency receiving such a notice may  
62 transmit such notice to the Secretary of the Office of Policy and  
63 Management or his designee for comment. The planning agency may  
64 designate its executive committee to act for it under this section or may  
65 establish a subcommittee for the purpose. The report of said planning  
66 agency shall be purely advisory.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2012</i>	8-26b
Sec. 2	<i>October 1, 2012</i>	8-3b

Section 1	<i>October 1, 2012</i>	8-26b
Sec. 2	<i>October 1, 2012</i>	8-3b

***Statement of Purpose:***

To authorize municipal planning commissions to send notice of certain proposed subdivisions by electronic mail to regional planning agencies and to make technical changes for internal consistency.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*